

DEMOGRAPHIC PROFILE

CITY OF MARTINEZ • COMMUNITY DEVELOPMENT DEPARTMENT • JUNE 1993

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 5 1994

UNIVERSITY OF CALIFORNIA




DEMOGRAPHIC PROFILE - 1993

TABLE OF CONTENTS

Page #

1.	<u>Population</u>	2
	- 1980 - 2005 Projections (5 year increments)	
	- Age Distribution	
	- Median Age	
2.	<u>Income</u>	3
	- Distribution	
	- Average Income	
	- Poverty Levels	
3.	<u>Employment/Transit</u>	5
	- Major Employers	
	- Total Jobs	
	- Total Employment	
	- Transit Data	
4.	<u>Housing</u>	8
	- Unit Counts	
	- Vacancy Rates	
	- Persons per Household	
	- Unit Costs	
5.	<u>Land Availability</u>	10
	- By Use Classification	
	- Estimated Land Valuation	
	- Potential Residential Build-out	
6.	<u>Regional Comparison</u>	12
	- Contra Costa County	
	- Selected California Cities	



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124912849>

1. POPULATION

SOURCE	1980	1985	1989	1990	1995	2000	2005
--------	------	------	------	------	------	------	------

CITY OF MARTINEZ

1990 Census	22,582			31,808			
Calif.Dept. of Finance	22,582	27,540	30,695				
ABAG Projections - 1992 *	30,822	35,800		39,743	42,000	43,700	44,900

* Includes land outside City, but within Sphere of Influence

CONTRA COSTA COUNTY

ABAG Projections - 1992	656,380			803,732	885,500	970,700	1,037,400
-------------------------	---------	--	--	---------	---------	---------	-----------

AGE DISTRIBUTION

	<u>City of Martinez</u>	<u>Contra Costa County</u>
Median Age -	31.4 years	34.2 years

NUMBER OF RESIDENTS

	<u>City of Martinez</u>	<u>Contra Costa County</u>
0-20	8,431	231,718
21-64	20,516	484,555
65-85 +	<u>2,861</u>	<u>87,459</u>
Total	31,808	803,732

Source: 1990 U.S. Census

2. INCOME

INCOME PROFILE

GROUP	Income by Household	Percent of Martinez households	Percent of households CC County
Very low (less than \$22,982)	2,501	20%	22%
Low (\$22,983-\$36,771)	2,213	17%	19%
Moderate (\$36,772-\$55,156)	3,863	31%	26%
Above Moderate (more than \$55,616)	4,006	32%	33%
Total, All Income Levels	12,583		

Source: 1990 U.S. Census
California State Department of Housing and Community Development

EXISTING AND AVERAGED INCOME PERCENTAGES

1980							
Very Low		Low		Above Moderate		Moderate	
1980	Average	1980	Average	1980	Average	1980	Average
20%	21%	19%	20%	48%	45%		

Note: Average includes City Sphere, County and Region.

Source: ABAG's Housing Needs Determination, 1989

MEDIAN HOUSEHOLD INCOME

1980	-	\$24,069
1990	-	\$45,964

Source: 1980 U.S. Census, 1990 U.S. Census

POVERTY LEVELS

Ratio of Personal Income to Poverty Martinez

RATIO OF INCOME TO POVERTY	PERSONS	PERCENT OF TOTAL
Below 75% of poverty	1,146	3.7
Between 75 and 124% of poverty	1,409	4.6
Between 125 and 149% of poverty	602	2.0
Between 150 and 199% of poverty	1,397	4.5
200% of poverty level and above	26,144	85.2

Source: 1990 U.S. Census

3. EMPLOYMENT/TRANSIT

MAJOR EMPLOYERS

(100 + Employees)

Albay Construction Co.

Bruning Computer Services

Centex Homes of California

City of Martinez

Contra Costa County

COSTCO

Home Base

Discovery Toys

ESI Engineering Services Inc.

International Technology Corp.

Kaiser Hospital

Martinez Unified School District

Merrithew Memorial Hospital

Pace Inc.

Shell

Tosco Corporation

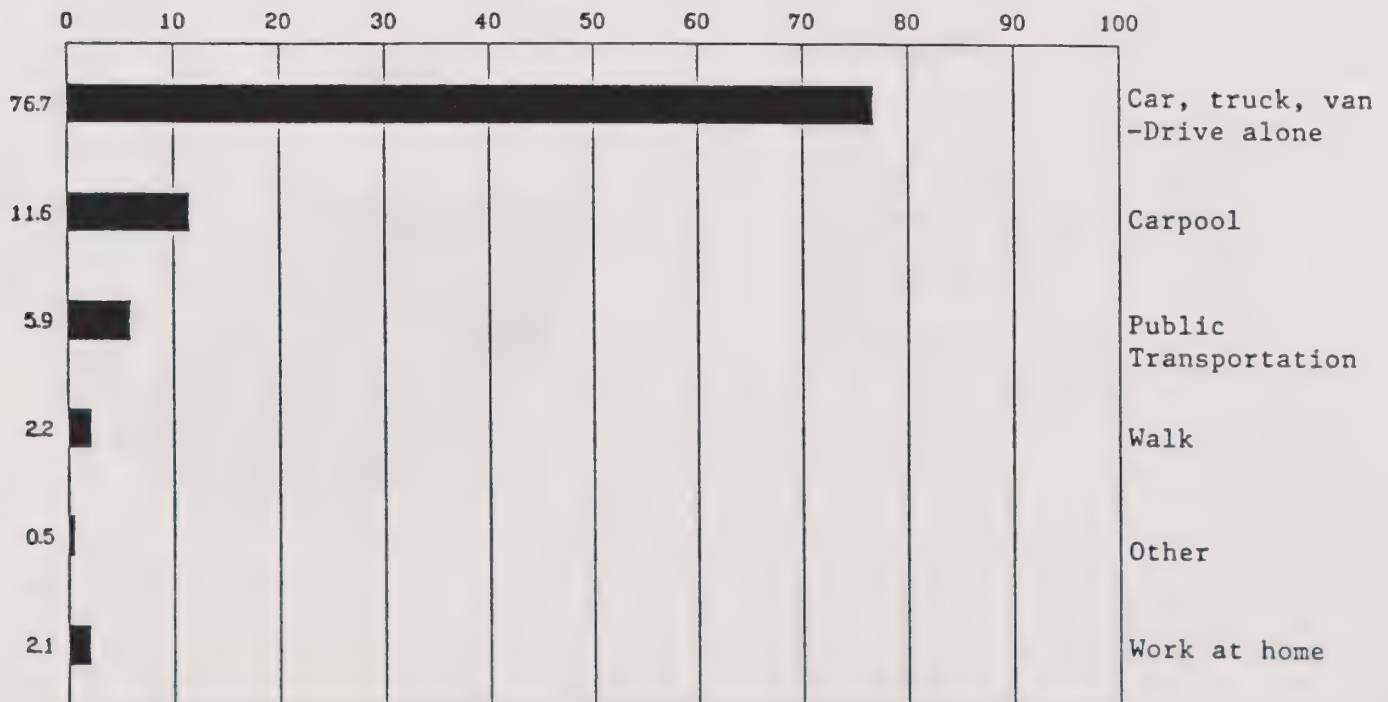
Source: City of Martinez Community Development Department and 1987 Director of Businesses and Industry in Contra Costa County; compiled and published by Contra Costa Council.

Employment - Martinez and Sphere of Influence

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
CITY OF MARTINEZ					
Employed Residents	21,301	22,800	23,700	24,200	24,400
Total Jobs	<u>15,920</u>	<u>16,570</u>	<u>16,910</u>	<u>18,090</u>	<u>18,850</u>
Difference	5,381	6,230	6,790	6,110	5,550
CONTRA COSTA COUNTY					
Employed Residents	409,351	424,700	479,800	523,200	548,600
Total Jobs	<u>301,260</u>	<u>311,770</u>	<u>357,420</u>	<u>404,250</u>	<u>438,280</u>
Difference	108,091	112,930	122,380	118,950	110,320

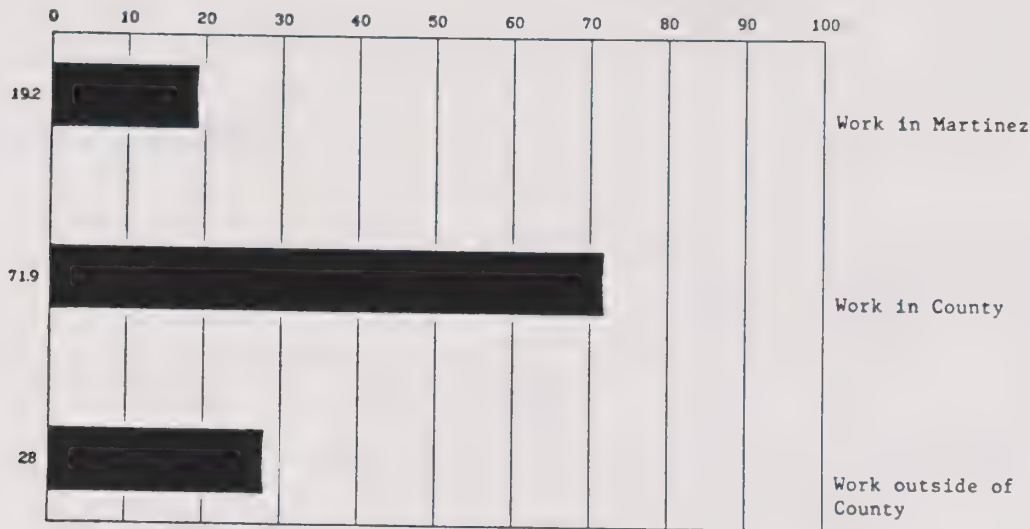
Source: ABAG Projections, 1992

TRAVEL MODE TO WORK (percent)



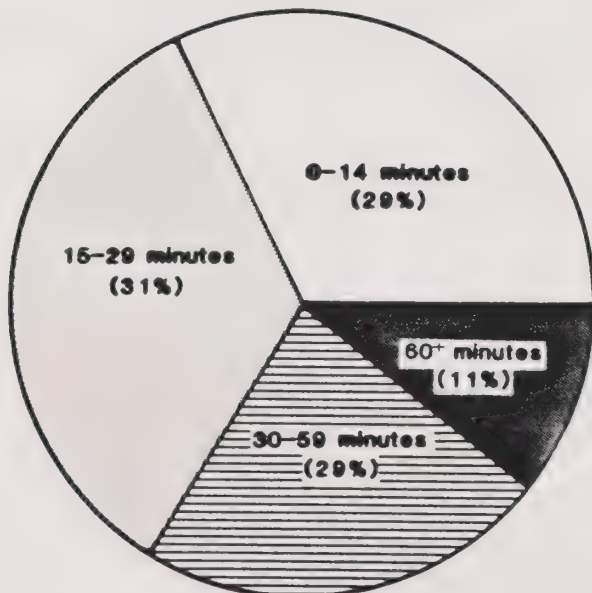
Source: 1990 U.S. Census

WORK LOCATION OF EMPLOYED (percent)



Source: 1990 U.S. Census

TRAVEL TIME TO WORK (percent of employed)



Source: 1990 U.S. Census

Labor Force

Total Labor	
Force.....	18,195
Armed Forces.....	24
Civ Labor Force....	17,431
Employed.....	16,691
Unemployed.....	740
Unemployment	
Rate.....	4.17
Not In Labor	
Force.....	7,334

4. HOUSING

Housing Unit Counts

	<u>Total</u>	<u>Single</u>	<u>Multi-Family</u>	<u>Mobile Homes</u>	<u>Other Units</u>
1990 U.S. Census	12,970	9,802	2,986	14	150
State of Calif. Dept. of Finance 1992	13,137	9,969	3,154	14	

Vacany Rates

	<u>Total Units</u>	<u>Occupied</u>	<u>% Vacant</u>
1990 U.S. Census	12,970	12,515	3.5%
State of Calif. Dept. of Finance 1989	12,538	12,176	2.89%

Household Size 1990

1 Person	26%
2 Person	35%
3 Person	18%
4 Person	14%
5 Person	5%

Source: 1990 U.S. Census

Persons Per Household

<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
2.49	2.47	2.44	2.44	2.42

Source: ABAG Projections '92 (includes sphere of influence)

Dept. of Finance 1989 = 2.438 persons per household

5. LAND AVAILABILITY

Total Land Area 11.94 Square miles

Estimates For Future Development

Single Family Homes	900 Dwelling Units
Multi-family Homes	600 Dwelling Units
Office Uses	100,000 square feet
Commercial Uses	150,000 square feet
Research & Development/ Warehouse	300,000 square feet
Industrial Uses	50,000 square feet

ESTIMATED LAND VALUATION

Heavy Industrial	\$ 5.00 - 6.00 per sq. ft.
Light Industrial	\$ 9.00 per sq. ft.
Commercial	\$12.00 - 15.00 per sq. ft.
Multi Family Residential	\$200,000 - 250,000 per acre
Single Family Residential	\$200,000 - 225,000 per acre

Source: City of Martinez Community Development Department, 1992

Potential Residential Build-out of
Existing Residentially Zoned Land

Existing Zoning (units/acre)	Vacant Land (Acres)	Potential Units
R-1.5 (29 DUA)	2.6	75
R-2.5 (19 DUA)	12.9	245
R-3.5 (12 DUA)	8.5	102
R-6.0 (6 DUA)	4.5	27
R-7.5 (5 DUA)	20.3	101
R-10 (4 DUA)	5.2	21
R-20 (2 DUA)	4.2	8
R-40 (1 DUA)	<u>14.0</u>	<u>14</u>
72.2	593	

Source: City of Martinez Housing Element, 1990

Potential Residential Units from Conversion of
Commercial and Industrial Zoned Land

<u>Zoning</u>	<u>Vacant Land</u>	<u>Rezoned District</u>	<u>Potential Units</u>
Commercial	8.5	R-1.5 (29 DUA)	246
	10.3	R-2.5 (19 DUA)	196
	19.3	R-3.5 (12 DUA)	232
	1.3	R-7.5 (6 DUA)	8
Industrial	23.5	R-3.5 (12 DUA)	<u>281</u>
		Total	963

Source: City of Martinez Housing Element, 1990

The above table indicates that 682 units could be constructed on 39.4 acres of vacant commercially designated properties if the general plan and zoning ordinance were amended to provide residential use. In addition, if 23.4 acres of industrial land were reclassified to residential, 281 more units could be built.

TABLE 25

SUBREGIONAL STUDY AREAS IN CONTRA COSTA COUNTY
RANKED BY GROWTH 1985-2005

POPULATION	1985-2005 CHANGE	HOUSEHOLDS	1985-2005 CHANGE	EMPLOYED RESIDENTS	1985-2005 CHANGE	JOBS	1985-2005 CHANGE
ANTIOCH	37800	ANTIOCH	17900	ANTIOCH	25900	SAN RAMON	29600
SAN RAMON	32500	SAN RAMON	12900	SAN RAMON	19500	CONCORD	25500
RURAL EAST C.C.CO.	20600	RICHMOND	11400	RICHMOND	13700	RICHMOND	13600
BRENTWOOD	19900	RURAL EAST C.C.CO.	9300	RURAL EAST C.C.CO.	11400	WALNUT CREEK	13000
RICHMOND	15600	BRENTWOOD	8100	BRENTWOOD	11100	ANTIOCH	11200
PITTSBURG	13900	PITTSBURG	7300	PITTSBURG	10200	PLEASANT HILL	8800
DANVILLE	10500	CONCORD	6700	CONCORD	9800	PITTSBURG	8100
HERCULES	9700	DANVILLE	4900	DANVILLE	7100	MARTINEZ	6500
CONCORD	7500	WALNUT CREEK	3800	HERCULES	6000	DANVILLE	4100
MARTINEZ	6100	MARTINEZ	3700	MARTINEZ	5700	HERCULES	3500
ALAMO-BLACKHAWK	4300	HERCULES	3600	PLEASANT HILL	3700	RURAL EAST C.C.CO.	3000
CLAYTON	4200	PLEASANT HILL	2700	WALNUT CREEK	3600	PINOLE	2400
WALNUT CREEK	3800	ALAMO-BLACKHAWK	2100	ALAMO-BLACKHAWK	3000	ALAMO-BLACKHAWK	2300
PLEASANT HILL	3600	CLAYTON	1700	CLAYTON	2800	BRENTWOOD	1900
REMAINDER	2600	PINOLE	1700	PINOLE	2600	SAN PABLO	1500
MORAGA	2500	MORAGA	1500	MORAGA	2400	EL CERRITO	1200
PINOLE	2000	REMAINDER	1200	REMAINDER	1600	CLAYTON	1100
RODEO-CROCKETT	700	EL CERRITO	700	SAN PABLO	1000	MORAGA	1000
LAFAYETTE	-300	RODEO-CROCKETT	700	RODEO-CROCKETT	900	RODEO-CROCKETT	900
SAN PABLO	-300	LAFAYETTE	500	ORINDA	600	LAFAYETTE	900
EL CERRITO	-500	SAN PABLO	500	EL CERRITO	500	ORINDA	300
ORINDA	-600	ORINDA	400	LAFAYETTE	200	REMAINDER	2400

POPULATION	1985-2005 PERCENTAGE CHANGE	HOUSEHOLDS	1985-2005 PERCENTAGE CHANGE	EMPLOYED RESIDENTS	1985-2005 PERCENTAGE CHANGE	JOBS	1985-2005 PERCENTAGE CHANGE
BRENTWOOD	272 %	BRENTWOOD	334 %	BRENTWOOD	369 %	SAN RAMON	296 %
SAN RAMON	128 %	SAN RAMON	156 %	RURAL EAST C.C.CO.	146 %	HERCULES	229 %
RURAL EAST C.C.CO.	125 %	RURAL EAST C.C.CO.	154 %	SAN RAMON	145 %	CLAYTON	184 %
HERCULES	102 %	HERCULES	122 %	HERCULES	115 %	REMAINDER	153 %
ANTIOCH	74 %	ANTIOCH	99 %	ANTIOCH	111 %	BRENTWOOD	144 %
CLAYTON	57 %	CLAYTON	74 %	CLAYTON	72 %	RURAL EAST C.C.CO.	143 %
REMAINDER	42 %	REMAINDER	69 %	REMAINDER	63 %	ANTIOCH	109 %
DANVILLE	34 %	ALAMO-BLACKHAWK	47 %	PITTSBURG	49 %	PITTSBURG	71 %
ALAMO-BLACKHAWK	31 %	DANVILLE	46 %	ALAMO-BLACKHAWK	43 %	ALAMO-BLACKHAWK	65 %
PITTSBURG	28 %	PITTSBURG	42 %	DANVILLE	43 %	PINOLE	59 %
RICHMOND	17 %	RICHMOND	33 %	RICHMOND	35 %	CONCORD	59 %
MARTINEZ	17 %	MORAGA	29 %	MORAGA	30 %	PLEASANT HILL	56 %
MORAGA	17 %	MARTINEZ	27 %	MARTINEZ	30 %	DANVILLE	54 %
PLEASANT HILL	11 %	PINOLE	20 %	PINOLE	20 %	MARTINEZ	48 %
PINOLE	8 %	PLEASANT HILL	20 %	PLEASANT HILL	20 %	MORAGA	47 %
CONCORD	7 %	CONCORD	17 %	RODEO-CROCKETT	17 %	RICHMOND	38 %
RODEO-CROCKETT	7 %	RODEO-CROCKETT	16 %	CONCORD	17 %	WALNUT CREEK	30 %
WALNUT CREEK	5 %	WALNUT CREEK	12 %	WALNUT CREEK	9 %	RODEO-CROCKETT	28 %
LAFAYETTE	-1 %	ORINDA	7 %	SAN PABLO	9 %	SAN PABLO	20 %
SAN PABLO	-1 %	LAFAYETTE	6 %	ORINDA	6 %	EL CERRITO	19 %
EL CERRITO	-2 %	EL CERRITO	6 %	EL CERRITO	3 %	LAFAYETTE	11 %
ORINDA	-3 %	SAN PABLO	6 %	LAFAYETTE	2 %	ORINDA	10 %

Numbers rounded to the nearest 100.

Source: ABAG

U.C. BERKELEY LIBRARIES



C124912849

